

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada - Change of Land Use from Residential use to Industrial use in D.No.1185,1229/1, 1230/A1 of R.Agraharam Village, NH-5 Bypass road in Guntur city Guntur Mandal and Guntur District to an extent of 17,766.33 Sq.Mtrs - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₂) DEPARTMENT

G.O.Ms.No. 522

Dated 20.08.2009.

Read the following:-

1. G.O.Ms.No.688, M.A.&U.D. Department, dated 30.12.2006.
2. From the Vice-Chairman, VGTM UDA, Rc.No.E2/1742/08,dated 24.11.2008.
3. Government Memo.No.19142/I₂/2008-1, dated 15.07.2009.

ORDER:

The draft variation to the Zonal Development Plan of Guntur Zone, issued in Government Memo. third read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.341, Part-I, dated 16.07.2009. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.5,37,990/- (Rupees Five Lakhs Thirty Seven Thousand and Nine Hundred and ninety only) towards development charges. Hence, the draft variation is confirmed.

The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing. Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority,
Vijayawada.

Copy to:

The Applicant through the Vice-Chairman, VGTM Urban Development Authority, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling, Guntur
The District Collector, Guntur District, Guntur.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.341, Part-I, dated 16.07.2009 as required by sub-section (3) of the said section.

... 2..

VARIATION

The site in D.No.1185,1229/1, 1230/A1 of R.Agraharam Village, NH-5 Bypass road in Guntur city Guntur Mandal and Guntur District to an extent of 17,766.33 Sq. Mtrs, the boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the Zonal Development Plan of Guntur zone, sanctioned in G.O.Ms.No.688 M.A. & U.D. Department, dated 30.12.2006, is designated as Industrial use as shown in the modification to the Zonal Development Plan vide M.Z.D.P. No.11/2008/GNT/GUNTUR CITY, which is available in the office of the Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Divisional Office, Guntur; subject to the following conditions; **namely:-**

- (a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) that the above change of land use is subject to the condition to maintaining 9 Mtrs., buffer (includes set road backs) on 3 sides.
- (h) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

The following is the schedule of boundaries for the site D.No.1185,1229/1, 1230/A1 of R.Agraharam Village, NH-5 Bypass road in Guntur city Guntur Mandal and Guntur District to an extent of 17,766.33 Sq.Mtrs.

- North :** The site falling in D.No.1185 and 1228/P of Guntur city, Guntur Mandal & Guntur District.
- South :** Existing NH-5 bypass road falling in D.No.1230/A2 of Guntur city, Guntur Mandal and Guntur District.
- East :** The site falling in D.No.1229/2A and 1229/C1 of Guntur city, Guntur Mandal and Guntur District.
- West :** The site falling in D.No.1184 and 1234/P of Guntur city, Guntur Mandal and Guntur District.

Dr.C.V.S.K.SARMA,
Principal Secretary to Government,

Section Officer.